

# Gore District Council Decisions



## NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

### *Resource Management Act 1991*

|                                |                                                                                                                                                                                |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application reference          | LU26030                                                                                                                                                                        |
| Applicant                      | Bruce & Merrill Catto                                                                                                                                                          |
| Proposal                       | Application under Section 88 of the Resource Management Act 1991 (RMA) for land use consent to construct a shed ancillary to the residential activity breaching site coverage. |
| Location                       | 263A Waimea Highway, Croydon, Gore                                                                                                                                             |
| Legal Description              | Lot 3 DP 573409                                                                                                                                                                |
| Zone - Operative District Plan | Rural                                                                                                                                                                          |
| Zone - Proposed District Plan  | General Rural                                                                                                                                                                  |
| Activity Status                | Restricted Discretionary                                                                                                                                                       |
| Decision Date                  | 25 August 2026                                                                                                                                                                 |

### SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**) the application will be processed on a **non-notified** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Werner Murray, on 25 August 2026 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 and Section 104C of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in this report of the Section 104 decision imposed pursuant to Section 108 of the RMA. This consent can only be implemented if the conditions in this report are complied with by the consent holder. The decision to grant consent was considered by Werner Murray, under delegated authority pursuant to Section 34A of the RMA.

## 1. THE PROPOSAL

Consent is sought to construct a shed ancillary to the established residential activity of the site which will result in a breach in site coverage. The site's permitted coverage is 1.5%. Existing development results in 2% coverage, exceeding the standard by 0.5%. The proposed shed contributes an additional 0.5%, culminating in a total site coverage of 2.5% and a corresponding 1% cumulative breach. The proposal can be seen on the Scheme plan in Figure 1 below.

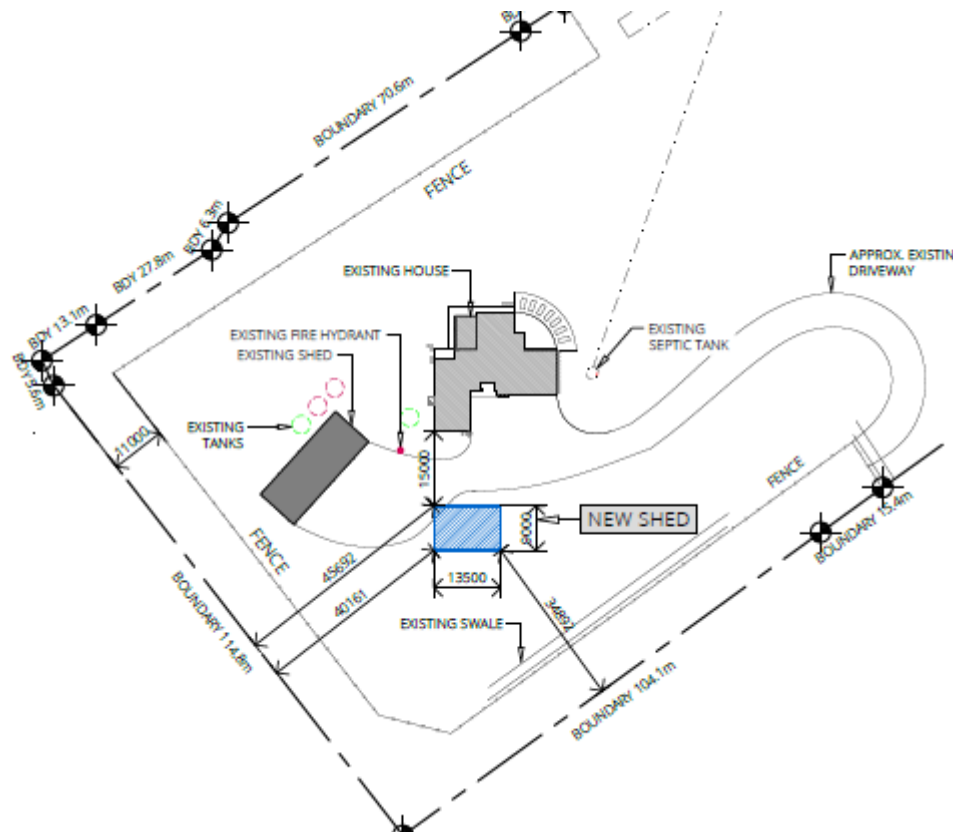


Figure 1 – Proposed new Shed (Applicant's Scheme Plan)

The applicant has provided a detailed description of the proposal, the site and locality and the relevant site history in Section 1 of the report entitled *“Assessment of Effects on the Environment”*, prepared by Karen Page of Clark Fortune McDonald and Associates, and submitted as part of the application (hereon referred to as the applicant's AEE and attached as Appendix 2). This description is considered accurate and is adopted for the purpose of this report with the following comments. The site can be seen in Figure 2 below

The existing buildings were lawfully established under building consent 211396 in May 2025. At that time, the Proposed District Plan had not yet gained legal effect, meaning the Operative District Plan provisions applied. Under the operative rules, the site coverage standard allowed up to 40% or 500m<sup>2</sup>, and the existing buildings complied with that framework. .



*Figure 2 – Aerial of site (GDC GIS Online Mapping)*

## 2. SITE DISCRIPTION

The site covers approximately 2.6ha and is located approximately 2km north of Gore. Located just off of Waimea Highway the site is accessed from a Right of Way (RoW) easement over the adjoining site of 263 Waimea Highway to the sites' south.

The residential unit and associated buildings are mainly located in the southwestern corner of the site subject due to a consent notice on the Record of Title requiring new residential buildings to be located 100m from the edge of the sealed carriage way.

The ground level of the section of the lot fronting the highway sits higher than the sealed carriageway. The site the slopes gently downward and levels out to the rear of the lot.

The site is largely surrounded by rural lots of varying size use for both primary production and residential activities, all permitted within the General Rural Zone.

The site is identified as being within the Actual and Potential Inundation Zone on the Gore District Council Online GIS Mapping, however the overlay does not cover the entire site. Only a very minor section of the site adjoining the highway is included in the overlay, with the proposed development area outside of the inundation overlay. The overlay in relation to the site can be seen in Figure 3 below.



*Figure 3 – Subject site is relation to the Actual and Potential Inundation Zone in blue*

### 3. ACTIVITY STATUS

#### 3.1 Gore District Plan

Gore District Council currently have an Operative District Plan (ODP) and Proposed District Plan (PDP).

Council notified decision on the PDP on 30 January 2026. There are a number of appeals on these decisions. Where there are rules in the PDP that are treated operative under s.86F of the RMA, corresponding rules in the ODP are treated as inoperative.

Consent is required under Section 9(3) of the RMA for breaches to a District Rule as defined in s43AAB, being the rules in the ODP and PDP which are listed below.

#### Operative District Plan

The site is zoned Rural in the Operative District Plan and the proposal complies with the Operative rules and standards. In particular, it meets site coverage rule 4.9.1(1)(a)(ii).

## Proposed District Plan

The site is zoned General Rural Zone in the Proposed District Plan and the proposed activity requires resource consent under the PDP for the following reason:

- A **restricted discretionary** activity pursuant to Rule GRUZ-R7(2) as the proposal breaches standard GRUZ-S2 in regard to Building Coverage which allows a maximum coverage of 1.5% per site. The proposal results in a total building coverage of 2.5%. Council's discretion is restricted to the following:
  1. The adverse effects on the rural character.
  2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness.
  3. Whether the building is located on highly productive land and whether it is for a supporting activity.
  4. The reason for the additional building coverage.
  5. Noise and odour from housing animals.

### **3.2 National Environmental Standard for Assessing Contaminants in Soil to Protect Human Health 2011 ("NES-CS")**

Based on the applicants review of Council records, the piece of land to which this application relates is not a HAIL site, and therefore the NES-CS does not apply.

### **3.3 Activity Status Summary**

Overall, the application is being considered and processed as a restricted discretionary activity under the PDP.

## **4. NOTIFICATION ASSESSMENT**

Sections 95A – 95F (inclusive) of the Resource Management Act 1991 ('RMA') set out the steps the Council is required to take in determining whether or not to publicly notify an application or notify on a limited basis.

### **4.1 Public notification – Section 95A**

In accordance with section 95A, the following steps have been followed to determine whether to publicly notify the resource consent application:

#### **Step 1 – Mandatory public notification**

Mandatory public notification, is not required because:

- The applicant has not requested public notification.
- Public notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA .
- The application does not involve exchange to recreational reserve land under section 15AA of the Reserves Act 1977.

## **Step 2 – Public notification is precluded**

Public notification is not precluded as follows:

- There are not rules in a plan or National Environmental Standard that preclude notification.
- The application is not:
  - a controlled activity; or
  - a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying.

## **Step 3 – Public notification is required in certain circumstances**

- There are no rules in a plan or National Environmental Standard that require notification.
- A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor. An assessment in this respect is undertaken as follows:

The following effects must be disregarded:

- Effects on the owners or occupiers of land on which the activity will occur and on adjacent land.
- Trade competition and the effects of trade competition.
- Any persons that have provided their written approval and as such adverse effects on these parties have been disregarded.

### *Written Approval/s*

No written approvals have been provided in relation to this application.

The following effects may be disregarded:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect – referred to as the “permitted baseline”. The relevance of a permitted baseline to this application is as follows:

### *Permitted Baseline*

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, no further development can occur on site under permitted development as maximum site coverage is breached and resource consent is required. The permitted baseline has no relevance in this case.

### *Assessment of Environmental Effects*

The Assessment of Effects provided at section 2 (In particular section 2.2.3) of the applicant’s AEE, is comprehensive and is considered accurate. It is therefore adopted for the purposes of this report in addition to the following comments.

- *The adverse effects on the rural character.*

The proposed three bay shed is to be designed in a way that is in keeping with farming activities in the surrounding area. The building will be sufficiently setback from the road and side and rear boundaries, its location on the site, proposed appearance and resulting breach in building coverage will not result in unacceptable impacts on dominance. The proposed shed will be integrated into the site amongst the existing residential unit and garage. Overall, it is considered that the potential adverse effects and the rural character of the surrounding environment is considered less than minor.

- *The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness.*

The proposed shed will be located in the southwestern corner of the site, sufficiently setback from the road and all side and rear boundaries. As assessed above, the shed will be well integrated into the site amongst the existing residential unit and garage. The sloping topography of the site and surrounding vegetation provide additional mitigating methods which enables the retention of openness throughout the rest of the site reducing impacts on rural amenity values on the surrounding environment.

Overall, it is considered that potential adverse effects are considered no more than minor.

- *Whether the building is located on highly productive land and whether it is for a supporting activity.*

The site is identified as being located entirely within LUC 2 land. The shed is proposed to be used in relation to the existing residential activity on site. The shed will be utilised to store vehicles and other equipment ancillary to the enjoyment of the site in relation to its residential and associated primary production activities permitted in the General Rural Zone while avoiding any significant loss to the productivity of the land. According to the National Policy Standard for Highly Productive Land (NPS-HPL) measures must be taken to ensure that any use or development on HPL mitigate any actual or potential loss of the availability and productive capacity within the district.

The proposed shed is otherwise entirely compliant with district plan rules other than its minor breach in building coverage. It will be used for the storage of vehicles and equipment in relation to established and permitted activities on site. It is clustered with existing buildings on site, the proposed shed is for the storage of vehicles and equipment used in ancillary to the residential activity on the rural lot. While the site is currently used for residential activity, there is nothing preventing the remainder of the lot also being used for farming/primary production activity in the future. The shed's construction will be in keeping with what already exists on site considering its clustering with the existing buildings does not result in a cumulative loss of highly productive land in the district.

Overall, the potential adverse effects of this are considered no more than minor.

- *The reason for the additional building coverage.*

The reason for the additional building coverage is as a result of the proposed shed to be used ancillary to the residential and farming activity established on site. The additional coverage will result in a minor 0.5% additional breach in building coverage. Overall, it is considered that the

minor breach in building coverage will have adverse impacts that are no more than minor on the surrounding environment.

- *Noise and odour from housing animals.*

The proposed shed is not anticipated to house any animals or livestock, the potential adverse effects of noise and odour from housing such is therefore considered negligible for the purposes of this proposal.

#### *Conclusion: Effects On The Environment*

On the basis of the above assessment, in terms of s95D, it is assessed that the proposed activity will not have adverse effects on the environment that are more than minor.

#### **Step 4 – Public Notification in Special circumstances**

- There are no special circumstances that warrant public notification.

#### **4.2 Limited notification – Section 95B**

In accordance with section 95B, the following steps have been followed to determine whether to give limited notification of the application:

##### **Step 1 – Certain affected groups or persons must be notified**

- There are no protected customary rights groups or customary marine title groups affected by the proposed.
- The proposal is not on or adjacent to, and will not affect, land that is the subject of a statutory acknowledgment.

##### **Step 2 – Limited notification precluded**

- The activity is not subject to a rule or National Environmental Standard that precludes limited notification.
- The application is not for a controlled activity (other than for a subdivision of land) under a district plan.

##### **Step 3 – Certain other affected persons must be notified**

- Under Step 3, if the proposal is a boundary activity, only the owner/occupier of the infringed boundary can be considered. The activity is not a boundary activity.
- For any other activity, a consent authority must notify an application on any person, if notification is not precluded by Step 2, and the consent authority decides, in accordance with s95E, that the proposed activity will have or is likely to have adverse effects on that person that are minor or more than minor.

An assessment in this respect is therefore undertaken as follows:

*Considerations in assessing adverse effects on persons under s95E*

- a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect (a “permitted baseline”). The relevance of the permitted baseline to this application is outlined in the above s95D assessment of environment effects.
- b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in Schedule 11.
- d) The consent authority **must** disregard effects on those parties who have provided written approval.

*Assessment: Effects on Persons*

Taking into account the exclusions in sections 95E, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor.



*Figure 4 – Subject site and adjoining neighbours identified with red dots*

#### Owners and Occupiers of 263, 263B, 263C, 263D Waimea Highway

263, 263B, 263C, 263D Waimea Highway surround the subject site to the south, west and north. The proposed shed is located in the southwestern corner of the site and is not expected to impact the privacy or outlook from lots along the northern boundary (263B, C and D) as the shed will be shielded by the existing residential building and shed. The breach in building coverage will not cause any adverse impact on those neighbours to the north in regard to dominance or loss of rural character due to the screening from the existing buildings. The proposed shed has been designed in a way that is in keeping with rural sheds associated with primary production and the surrounding rural character and amenity.

The owners and occupiers at 263 Waimea Highway sit to the southwest of the site, the proposed shed faces away from the residential building at 263 Waimea Highway. The shed has no habitable rooms, with access doors facing inwards away from the neighbouring site, and will be used for storage there will be no potential adverse impacts in regard to overlooking or loss of privacy. The owners and occupiers of 263 Waimea Highway will have a more prominent view of the proposed building, however, there is approximately 160m distance between the existing residential unit and the proposed shed. With vegetation which will provide a level of screening and a significant distance between the two buildings, potential adverse effects in regard to dominance and loss of rural character on the owners and occupiers of 263 Waimea Highway are considered less than minor.

Overall, it is considered that potential adverse impacts on the owners and occupiers of 263, 263B, 263C, 263D Waimea Highway are less than minor.

#### Owners and Occupiers Lot 5 Block V DP 70 and 224 Waimea Highway

The owners and occupiers of Lot 5 Block V DP 70 and 224 Waimea Highway sit on the eastern side of Waimea Highway opposite the subject site. The lots are vacant rural land, the topography of the subject site shields the existing buildings on site from the owners and occupiers of Lot 5 Block V DP 70 and 224 Waimea Highway.

The proposed shed is located in the southwestern corner of the site with approximately 210-230m distance between the proposed shed and the boundary of 224 Waimea Highway and Lot 5 Block V DP 70 at their closest points. Given the topography of the subject site sloping downwards toward the existing buildings and the distance between them, the proposed shed will not incur adverse impacts on the owners and occupiers of Lot 5 Block V DP 70 and 224 Waimea Highway in regard to dominance and loss of rural character

Overall, it is considered that the potential adverse impacts are considered less than minor.

#### *Conclusions: Effects on Persons*

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected.

#### **Step 4 – Special Circumstances for Limited Notification**

- There are no special circumstances that warrant limited notification of the application.

## 5. DECISION PURSUANT TO S95A AND S95B OF THE RMA

For the reasons set out above, under s95A and s95B of the RMA, the application is to be processed on a non-notified basis.

## 6. SECTION 104 ASSESSMENT

### 6.1 Matters for consideration

This application must be considered in terms of Section 104 of the RMA.

Subject to Part 2 of the RMA, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

- (a) any actual and potential effects on the environment of allowing the activity; and*
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- (b) any relevant provisions of:*
  - (i) A national environmental standard;*
  - (ii) other regulations;*
  - (iii) a national policy statement;*
  - (iv) a New Zealand coastal policy statement;*
  - (v) a regional policy statement or proposed regional policy statement;*
  - (vi) a plan or proposed plan; and*
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

### 6.2 Effects on the Environment

Actual and potential effects on the environment have been outlined in the section 95 report. Conditions of consent can be imposed under s108 of the RMA as required to avoid, remedy or mitigate adverse effects.

### 6.3 Relevant District Plan Provisions

#### **Operative District Plan**

The relevant operative objectives and policies are contained within Part 3 “Land Use Activities – A Framework” of the Operative District Plan.

#### Objectives

- (1) Maintain and enhance the amenity values of the various localities within the District whilst respecting the different values and characteristics that exist within each area.
- (2) Ensure that the effects of land use activities do not adversely affect the quality of the environment and are compatible with the characteristics and amenity values of each locality.

- (8) Avoid where practical the adverse effects of land use activities upon infrastructure.

### Policies

- (2) Control the adverse effects of land use activities on the environment.

The proposed shed within this application is in keeping with the character and amenity of the rural area in which it resides without adversely impacting the surrounding environment. It is a development that is in keeping with the established residential activity on site and will not incur impacts on existing infrastructure. Overall, it is considered that the application is in keeping with the relevant objectives 1, 2 and 8 and policy 2 of the Operative District Plan.

### **Proposed District Plan**

The relevant operative objectives and policies are contained within the General Rural Zone chapter of the Proposed District Plan.

### Objectives

GRUZ-O2 The character and qualities of the General Rural zone continues to comprise:

- (2) a sparse built form, well setback from other properties, the rail corridor and roads;
- (4) high levels of rural amenity; and

GRUZ-O4 The purpose and predominant character of the General Rural Zone is not compromised by non-rural activities.

### Policy

GRUZ-P1 Enable existing and future primary production.

GRUZ-P11 Avoid activities that are incompatible with the character, qualities and purpose of the General Rural Zone, unless there is an operational or functional need for it to be located in the General Rural Zone.

The proposal is well setback from neighbouring properties and the road corridor, retaining high levels of rural amenity on the lifestyle block in line with Objective GRUZ-O2.2 and 2.4. The proposal does not prevent the enabling of existing and future primary production, the proposal is in relation to the established residential activity on site which is a permitted activity within the General Rural Zone. In line with policies GRUZ-P1 and P11 the character, qualities and purpose of the General Rural Zone are not adversely impacted by the proposal which is compatible for the zone in which it is located.

Overall, it is considered that the proposed is in line with the relevant objectives and policies of the Proposed District Plan.

### **Weighting**

In this case, as the conclusions reached in the above assessment lead to the same conclusion under both the ODP and PDP, no weighting assessment is required.

## 6.4 Other Relevant Statutory Documents

### National Policy Statement – Highly Productive Land (NPS-HPL)

The subject site is located entirely within Land Use Capability (LUC) Class 2 land and is therefore identified as highly productive land for the purposes of the National Policy Statement for Highly Productive Land (NPS-HPL). The proposed shed is intended to support the existing residential activity on the site and will be used for the storage of vehicles, tools, and equipment associated with the ongoing use and maintenance of the property, including activities permitted within the General Rural Zone.

The NPS-HPL Section 3.9(3)(a) seeks to protect highly productive land and minimises or mitigates any actual loss or potential cumulative loss of the availability and productive capacity of highly productive land in their district. In this regard, the proposed shed is modest in scale and is located in association with existing buildings on the site, thereby limiting the extent to which productive land is occupied by built development. The proposal will not result in any significant loss of productive capacity, nor will it compromise the site ability to be used for primary production purposes in the future alongside the existing residential activity.

It is also noted that the proposed shed is otherwise compliant with the relevant District Plan standards, with the exception of the identified building consent matter giving rise to this application. The building is intended for the storage of vehicles and equipment associated with established and permitted activities occurring on the site and does not introduce a new land use or activity that would detract from the productive function of the land.

Given its ancillary nature, its location within an existing cluster of buildings, and the limited area of highly productive land affected, the proposal will not contribute to any significant cumulative loss of highly productive land within the district. Accordingly, the proposal is considered consistent with the intent of the NPS-HPL, and any actual or potential adverse effects on the availability and productive capacity of highly productive land are considered to be no more than minor.

Accordingly, the proposal is considered consistent with the intent of the NPS-HPL, and any adverse effects on highly productive land are considered to be no more than minor.

## 7. PART 2 OF THE RMA

The purpose of the RMA is to promote the sustainable management of natural and physical resources.

### Section 5 – Purpose

The proposed activity takes into account Section 5 of the RMA. The proposed activity will sustain natural and physical resources and whilst enabling people and communities to provide for their social, economic and cultural well-being. As assessed above, the proposal is compliant with standards set out in the ODP and PDP meaning effects are less than minor.

### *Section 6 – Matters of national importance*

Attention has been given to matters of national importance. This site does not contain any outstanding natural features or landscapes, nor any area of significant indigenous vegetation. It is considered the proposal is appropriate within this residential landscape.

### *Section 7 – Other matters*

Particular regard has been given to the maintenance and enhancement of amenity values (section 7(c)) and maintenance and enhancement of the quality of the environment (section 7(f)). The amenity of the land and surrounding area will be maintained, and the proposed activity will not have adverse effects on the quality of the environment.

### *Section 8 – Treaty of Waitangi*

This site is not within any known heritage sites or statutory acknowledgement areas and therefore, this recommendation is not inconsistent with the principles of the Treaty of Waitangi.

Overall, the proposal is considered to meet the purpose and principles of the RMA.

## **8. DECISION ON RESOURCE CONSENT**

Pursuant to Section 104C of the RMA, consent is **Granted** to construct a shed ancillary to the residential activity breaching site coverage subject to the following conditions imposed pursuant to Section 108 of the RMA:

### **Consent Conditions**

1. The activity must be undertaken in accordance with the application made to the Council on 30/07/2026 and the following plans, prepared by Gordon McMillan at Varcoe McMillan (dated 15/06/2026) and Endeavour Sheds (dated 17/06/2026)
  - “Site Plan” Drawing No. 1 (15/06/2026) prepared by Varcoe McMillan
  - “Floor Plan” Sheet No. 1.2 (17/06/2026) prepared by Endeavour Sheds
  - “Elevations” Sheet No. 2 (17/06/2026) prepared by Endeavour Sheds

### **Administrative Matters**

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

The Council will contact you in due course to arrange the required monitoring. The Monitoring Officers time will be charged to the consent holder. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

This resource consent is not a building consent granted under the Building Act 2004. A building consent must be obtained before construction can begin.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of section 125 of the RMA.

If you have any enquiries please contact the duty planner on phone (03) 209 0330 or email [planning@goredc.govt.nz](mailto:planning@goredc.govt.nz).

Prepared by



Molly O'Sullivan  
Planning Consultant

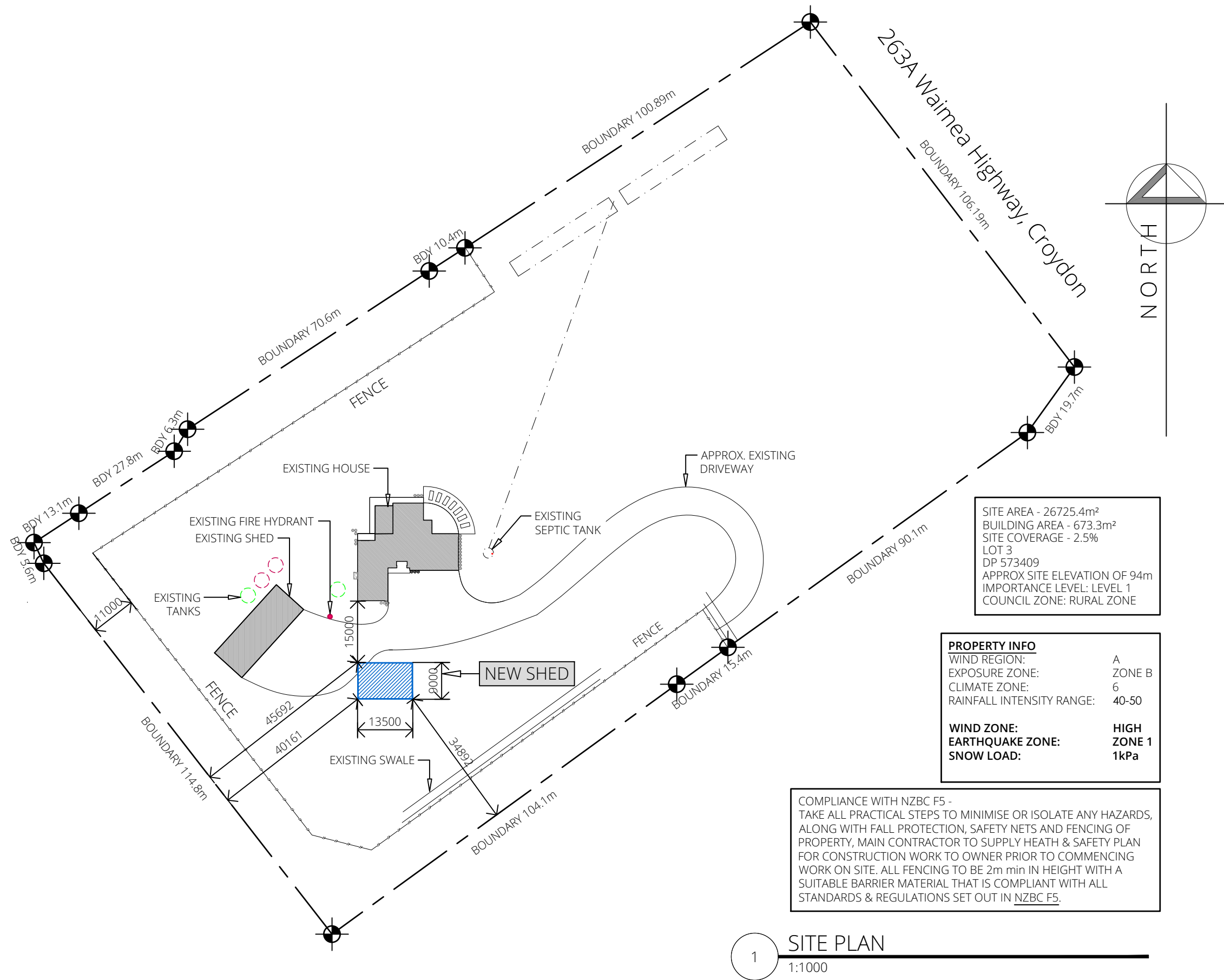
Decision made by



Werner Murray  
Delegate

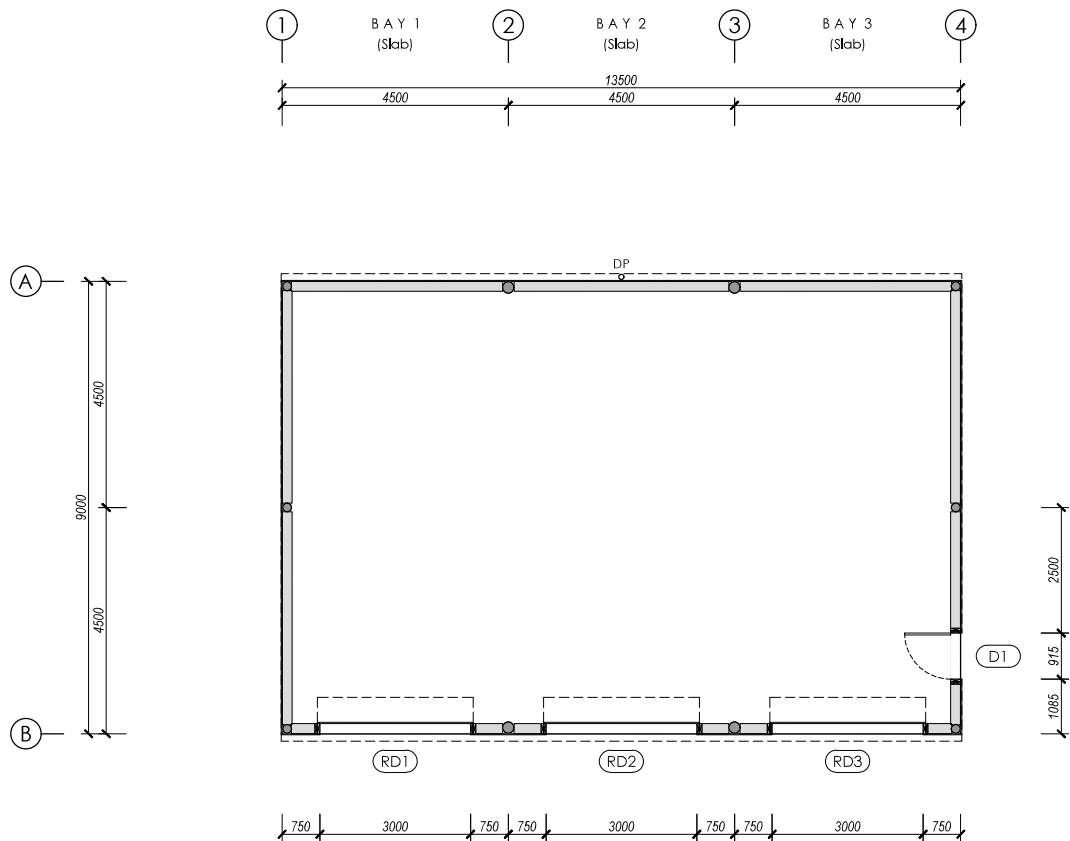
## **Appendix A: Approved Plans**

## **APPENDIX A – APPROVED PLANS**



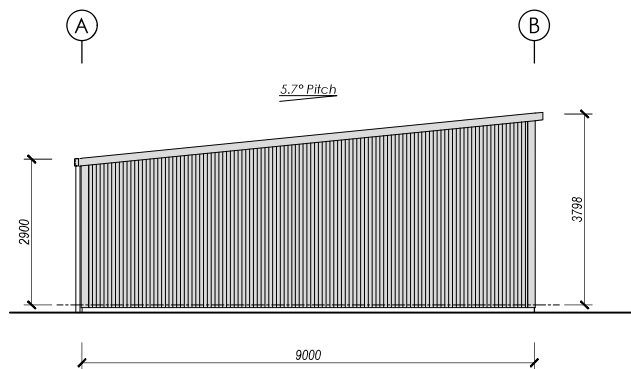
FLOOR PLAN NOTES:

Floor Area: 121.5m²

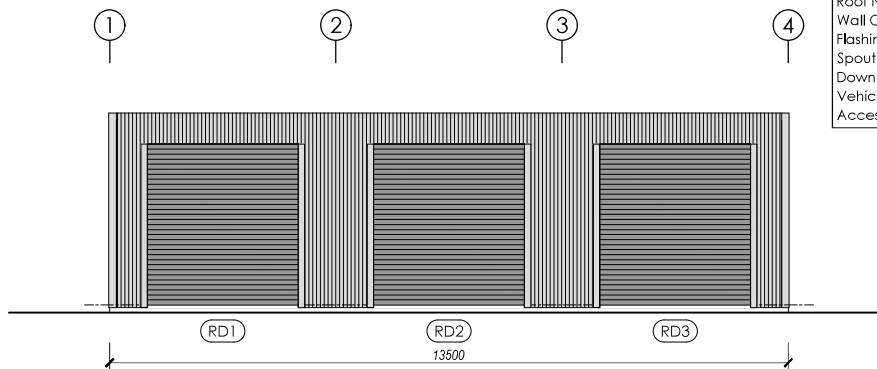


FLOOR PLAN  
SCALE 1 : 100

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| <div>DESIGNER</div> <div></div> <div>www.endeavoursheds.co.nz</div> | <div>PROJECT :</div> <div>PROPOSED BUILDING</div> <div>FOR PAUL MCHAFFIE</div> <div>263A Waimea Highway, Croydon</div> <div>DRAWING TITLE :</div> <div>FLOOR PLAN</div> <div>This drawing is the copyright © of Endeavour Sheds Ltd. Do not scale from this drawing. Contractor must verify all dimensions on site.</div> | REV | DATE       | DESCRIPTION   | <div>MERCHANT</div> <div></div> <div>85 Liddell Street, West Invercargill,<br/>Invercargill 9810<br/>03 211 0366<br/>tony.kelly@placemakers.co.nz<br/>www.placemakers.co.nz</div> | <div>DRAWN :</div> <div>AUTO</div> <div>SCALE :</div> <div>1:100 (A3)</div> <div>PROJECT NO :</div> <div>PLIN1133</div> <div>SHEET NO :</div> <div>1.2</div> <div>REV :</div> <div>-</div> |
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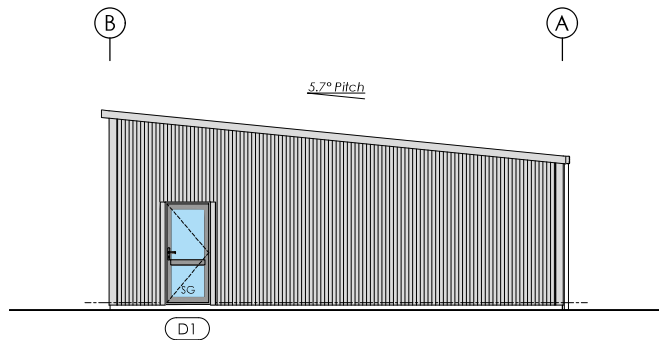
**END ELEVATION 1**  
SCALE 1 : 100



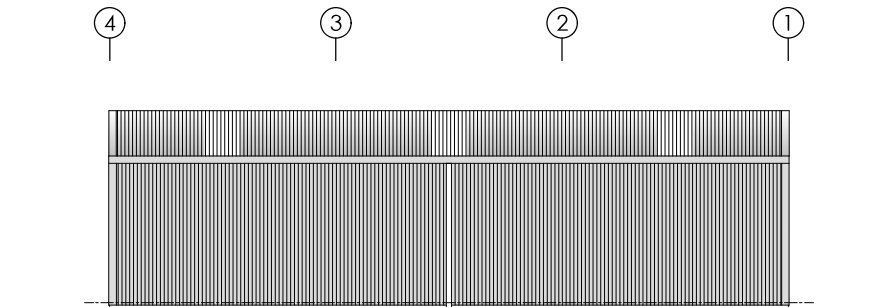
**FRONT ELEVATION**  
SCALE 1 : 100

**ELEVATIONS NOTES :**

Roof Type: Lean-to  
 Roof Pitch: 5.7°  
 Roof Cladding: Dimond Corrugate 0.40mm BMT ColorCote  
 Roof Clearlights: Alsynite Topglass GC 2400g/m² with underliner  
 Roof Underlay: Product brand & type TBC by merchant  
 Roof Netting: Thermakraft Ausmesh Safety Netting 2mm Galv.  
 Wall Cladding: Dimond Corrugate 0.40mm BMT ColorCote  
 Flashings: 0.55mm BMT G300  
 Spouting: 125mm Box 0.55mm BMT  
 Downpipes: 100mm Ø uPVC, fasten with clips/munzing rings  
 Vehicle Doors: Roller door 3m (w) x 3.2m (h)  
 Access Door: Alu. hinged door 0.9m (w) x 2.1m (h)



**END ELEVATION 2**  
SCALE 1 : 100



**REAR ELEVATION**  
SCALE 1 : 100

|                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                         |     |            |               |                                                                                                                                                                                                                                                                                                                                      |                                                               |                                                  |
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| DESIGNER<br><br><a href="http://www.endeavoursheds.co.nz">www.endeavoursheds.co.nz</a> | PROJECT :<br><br><b>PROPOSED BUILDING</b><br>FOR PAUL MCHAFFIE<br>263A Waimea Highway, Croydon<br><br>DRAWING TITLE :<br><b>ELEVATIONS</b><br><br><small>This drawing is the copyright © of Endeavour Sheds Ltd. Do not scale from this drawing. Contractor must verify all dimensions on site.</small> | REV | DATE       | DESCRIPTION   | MERCHANT<br><br>85 Liddell Street, West Invercargill,<br>Invercargill 9810<br>03 211 0366<br><a href="mailto:tony.kelly@placemakers.co.nz">tony.kelly@placemakers.co.nz</a><br><a href="http://www.placemakers.co.nz">www.placemakers.co.nz</a> | DRAWN :<br>SCALE :<br>PROJECT NO :<br>SHEET NO :<br><br>REV : | AUTO<br>1:100 (A3)<br>PLN1133<br><b>2.0</b><br>- |
|                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                         | -   | 17-06-2026 | CONSENT ISSUE |                                                                                                                                                                                                                                                                                                                                      |                                                               |                                                  |
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